



## Legislation Text

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**File #:** 19-305, **Version:** 1

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**TITLE:**

A Resolution Setting the Public Hearing for the Kentfield Subdivision Conditional Use Permit (CUP) located at 905 and 921 Homestead Road for September 17, 2019

**PURPOSE:** The purpose of this item is to schedule the public hearing for the Kentfield Subdivision CUP for September 17, 2019.

**DEPARTMENT:** Planning, Zoning, and Inspections

**CONTACT INFORMATION:** Trish McGuire

**INFORMATION:** Parker Louis, LLC, has submitted an application for a Conditional Use Permit (CUP) for Kentfield Subdivision located at 905 and 921 Homestead Road. These properties went thru a Conditional Zoning where the properties were rezoned to R-10-CZ and this was approved by the Board of Aldermen on June 19th, 2018.

The applicant intends to construct a total of twenty (20) single-family residences within the subdivision. As part of the Conditional Zoning of these properties, condition #4 stated that a minimum of 25 percent of the units had to be size limited. The applicant has shown lots 1 thru 5 as being size limited homes in order to meet this condition. Two (2) of the lots will be limited to 1,100sf homes and three (3) of the lots will be limited to 1,350sf homes.

The subject property is zoned R-10-CZ containing 4.78 acres (208,373sf) and is listed on the Orange County Parcel Identification Numbers 9779-27-6322 and 9779-27-8209.

**FISCAL & STAFF IMPACT:** N/A

**RECOMMENDATION:** It is recommended that the Board of Aldermen adopt the resolution setting the public hearing for September 17, 2019.